

ADDITIONAL MAJOR SPECIAL USE PERMIT REVIEW FACTORS AND FINDINGS FOR DEVELOPMENT WITHIN SPECIAL FLOOD HAZARD AND FUTURE CONDITIONS FLOOD HAZARD AREAS

Section 3.9.8C Development in Special Flood Hazard Areas and Future Conditions Flood Hazard Areas (Floodway Fringe, Non-Encroachment Area Fringe, and Areas of Shallow Flooding [Zone AO] Only)

Additional Review Factors:

The applicant for a major special use permit under this section shall demonstrate that the additional review factors listed below have been adequately addressed. If the application is denied, the governing body shall specify which of these review factors, if any, were not adequately addressed.

- a.** Susceptibility of the proposed facility, structure, or other development and its contents to flood damage and the effect of such damage on the individual property owner and others as a result of flood damage;

Applicant's Response:

- b.** Importance of the services provided by the proposed facility, structure, or other development to the community;

Applicant's Response:

- c.** Necessity to the facility, structure, or other development of a waterfront location, where applicable;

Applicant's Response:

- d.** Compatibility of the proposed use with existing and anticipated development;

Applicant's Response:

- e.** Safety of access to the property in times of flood for ordinary and emergency vehicles;

Applicant's Response:

- f.** Expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site;

Applicant's Response:

- g.** Costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges;

Applicant's Response:

- h.** Relationship of the proposed use to the comprehensive plan and floodplain management program for that area;

Applicant's Response:

- i.** Any other relevant factors, technical evaluations, or standards specified in other sections of this ordinance.

Applicant's Response:

Additional Findings:

Section 8.4.4D.1: Fill or Development in the Floodway Fringe or Non-Encroachment Area Fringe

Fill or development (e.g., parking or floodproofing or elevation by design) in the floodway fringe, non-encroachment area fringe, or Areas of Shallow Flooding (Zone AO) that is not authorized above is not permitted unless it is in support of otherwise permissible uses and authorized by a major special use permit issued under Sec. 3.9, Special Use Permit, and provided that the appropriate governing body finds that:

- a.** The proposed fill or development provides for a better balance between overall efficiency of the site design, and improved conservation elsewhere on the site than would be possible without intrusion into the floodway fringe, non-encroachment area fringe, or Areas of Shallow Flooding (Zone AO);

Applicant's Response:

- b.** The proposed fill or development represents the minimum amount of floodway fringe, non-encroachment area fringe, or Areas of Shallow Flooding (Zone AO) intrusion to achieve this better balance.

Applicant's Response: